Name and Address of New Owner:
Cortney Reiselman and Kailee Robertson
112 Brook Hollow
Nashville, TN 37205
Send Tax Bills To:
Cortney Reiselman and Kailee Robertson
112 Brook Hollow
Nashville, TN 37205
This Instrument Prepared By:
Emily Crowder
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 867555 DEEDWARR
06/06/2022 09:33:53 AM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20220606-0064604

Map & Parcel No: 092-10-0H-009.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bhavik Patel and Devina Patel, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **G.I.A.S. Properties, LLC**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee, being Unit 9, as established in Declaration of Covenants, Conditions and Restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171019-0107284, amended at Instrument No. 20181228-0125894; Instrument No. 20180413-0035156, amended at Instrument Nos. 20181228-0125893 and 20190220-0015516 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "D" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bhavik Patel and Devina Patel, husband and wife by Special Warranty deed from CJ Clifton Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190501-0040610 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and recorded on May 01, 2019. (Value of consideration shown in aforementioned deed $219,900.00.)

This land is is improved property.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of ~~June~~ May, 2022.

Bhavik Patel

STATE OF Utah

COUNTY OF Salt Lake

On this 31st day of ~~June~~ May, 2022, before me personally appeared Bhavik Patel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of ~~June~~ May, 2022.

Notary Signature

My commission expires: 12/16/2023

MARIA L MIRANDA
Notary Public - State of Utah
Comm. No. 709487
My Commission Expires on
Dec 16, 2023

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of June, 2022.

_____(SEAL)
Devina Patel

STATE OF TN

COUNTY OF Williamson

On this 1st day of June, 2022, before me personally appeared Devina Patel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of June, 2022.

_____
Notary Signature
My commission expires: 8/20/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 3rd day of June, 2022.

_____
Notary Signature
My commission expires:

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the _____ day of June, 2022.

_____(SEAL)
Devina Patel

STATE OF _____

COUNTY OF _____

On this _____ day of June, 2022, before me personally appeared Devina Patel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of June, 2022.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BHAVIK PATEL
Affiant

STATE OF ~~TENNESSEE~~ Utah
COUNTY OF Saltlake

Sworn to and subscribed before me this 31st day of ~~June~~ May, 2022.

Notary Signature
My commission expires: 12/16/2023

MARIA L MIRANDA
Notary Public - State of Utah
Comm. No. 709487
My Commission Expires on
Dec 16, 2023